

CLASS A OFFICE/R&D/LAB SPACE



117 KENDRICK STREET

UP TO 50,000 SF
AVAILABLE FOR LEASE

Bulfinch

CBRE

PROPERTY OVERVIEW

117 Kendrick Street is a 213,000 SF Office/R&D/Lab building located in Newton/Needham's innovation hub.

INNOVATION HUB

Surrounded by leading technology companies, including TripAdvisor, SharkNinja, Digital Realty, and Warner Brothers.

CONNECTED LOCATION

Located in Needham Crossing with convenient access to Route 128/I-95 via the new Kendrick Street Interchange, with nearby hotels and a full range of amenities including dining and retail to support the needs of any business.

OUTDOOR AMENITIES

Adjacent to the 700-acre Cutler Lake Reservation, offering extensive walking, jogging, and biking trails.



PROPERTY HIGHLIGHTS

RBA: 213,000 SF

Built/Renovated: 1995 / 2018

Stories: 1

Class: A

Acreage: 12.3 Acres

Ceiling Height: 17'4" to Deck;
15'8" to Joist

Parking Ratio: 3.30 per 1,000 SF

BUILDING LAYOUT



Amenities:



Sebastian's Full-Service Cafeteria



Fitness Center & Locker Rooms



Adjacent to Cutler Lake



MBTA Shuttle Service



Outdoor courtyard



Amenity-Rich Location

FLOOR PLAN

17,057 SF



Space Details

- Twenty private offices
- Small, Medium, & Large Conference Rooms
- One kitchenette
- Reception area
- One copy/print room
- One janitorial closet
- One coat closet
- Two storage rooms
- Two showers

14,533 SF



Space Details

LAB FEATURES

- Two large TC rooms
- Glass wash & autoclave room
- Dedicated freezer room
- Open lab with 42 benches
- One vented chemistry hood
- Equipment Available
- PH Neutralization Room

OFFICE FEATURES

- One large conference room
- One medium sized conference room
- Three small huddle rooms
- One executive office
- 45 workstations in open office
- Fully Furnished

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AMENITIES MAP



Needham
Heights

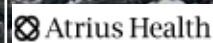
HOMewood
SUITES by Hilton™



Exit 35A



Boston
Children's
Hospital
Until every child is well™



Exit 35C



CUTLER LAKE

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